

**Town of Groton  
Board of Assessment Appeals  
October 1, 2011 Grand List  
March 28, 2012 Session Minutes**

The Board of Assessment Appeals met on Wednesday, March 28, 2012 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Jim Mitchell and Deborah Monteiro. The meeting was called to order at 12:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2011 Grand Lists and the October 1, 2010 Supplemental Motor Vehicle Grand List.

Property Owner: HRP LLC, c/o/ Robert Ackley, 32 Water Street, U17, Stonington,  
Rep. Maria Ackley Esq., PIN 169809159469

Property Location: 100 High Rock Road

Appeal Date: 3/17/2012 with Monteiro

Board Decision: 3/28/12 – The board reviewed the information that the representative provided. The board noted that the representative provided a market study, rather than a fee appraisal, and that two of the comparable sales used were not valid sales. The board reviewed the value per pad site for the subject and found that it is in-line with the per pad site value of other mobile home parks within the town. Monteiro made a motion for no change and was seconded by Stevens. The motion passed unanimously.

R2011 Acct#305287 Orig. Assmt: \$1,755,950

Mailed date: 4/2/2012

Property Owner: Robert O'Connor

Property Location: 6 Rathbun Place, PIN 261917203033

Appeal Date: 3/17/2012 with Monteiro, Mitchell & Stevens

Board Decision: 3/28/12 – Mitchell made a motion to change the condition and CDU to average. The motion was seconded by Stevens and all members voted in agreement.

R2011 Acct# 308225 Orig. Assmt: \$466,060 Adj. Assmt: \$431,690

Mailed date: 4/2/2012

Property Owner: David & Judith Campbell

Property Location: 26 Cove Street, PIN 260708893162

Appeal Date: 3/8/2012 with Monteiro

Board Decision: 3/28/12 – The board reviewed the evidence and testimony submitted and also noted that a -20% factor applied for location had already been applied to the subject lot for adverse conditions. Monteiro made a motion for no change and was seconded by Stevens. All members voted in agreement.

R2011 Acct# 301722 Orig. Assmt: \$977,340

Mailed date: 4/2/2012

Duarte arrived at 12:40 p.m.

Property Owner: Charles & Cynthia Malaguti  
 Agent: Donna Morrisette  
 Property Location: 30 Wilbur Court, PIN 260820911638  
 Appeal Date: 3/8/2012 with Monteiro  
 Board Decision: 3/28/12 - Stevens made a motion for a clerical change for the condition for the dwelling from excellent to good. This change does not affect value. Monteiro seconded the motion and all members voted in agreement.  
 R2011 Acct# 306882 Orig. Assmt: \$386,470  
 Mailed date: 4/2/2012

Property Owner: Carol Connor  
 Property Location: 12 Spring Street, PIN 260708888616  
 Appeal Date: 3/14/2012 with Monteiro  
 Board Decision: 3/28/12 – The board reviewed the testimony, appraisal and pictures submitted by the owner. Monteiro made a motion to change the condition and CDU to good. The motion was seconded by Mitchell and all members voted in agreement.  
 R2011 Acct# 302355 Orig. Assmt: \$965,440 Adj. Assmt: \$897,820  
 Mailed date: 4/2/12

Property Owner: West Cove Properties, LLC; 25 Cove Street, Noank CT  
 Rep: George Main  
 Property Location: Parcel 1 - 50 Pearl Street, Noank  
 Parcel 2 - 56 High Street, Noank  
 Appeal Date: 3/12/2012 with Monteiro  
 Board Decision: 3/28/12 – Parcel 1 - 50 Pearl Street – Monteiro made a motion for no change as no data was provided to indicate that the property has been inappropriately valued. The motion was seconded by Duarte and passed unanimously. Parcel 2 - 56 Pearl High Street – Monteiro made a motion for no change based on values of surrounding properties and the subject appears to be appropriately valued. The motion was seconded by Mitchell and passed unanimously.  
 R2011 Acct#311885 Orig. Assmt: \$293,790  
 R2011 Acct#311884 Orig. Assmt: \$351,260  
 Mailed date: 4/2/2012

Property Owner: Lynn Landry  
 Property Location: 63 Cedar Rd., PIN 261809056547  
 Appeal Date: 3/8/2012 with Monteiro  
 Board Decision: 3/28/12 - The board reviewed the property data and the information and argument of the owner. Monteiro made a motion for no change as the property appears to be appropriately valued. The motion was seconded by Stevens and all members voted in agreement.  
 R2011 Acct# 306280 Orig. Assmt: \$382,760  
 Mailed date: 4/2/2012

Property Owner: Norman Glass; 10079 Sawgrass Drive E, Ponte Verda Beach, FL  
Rep. Jeffrey Londregan, Atty.  
Property Location: 132 Cedar Road, PIN 261813046684  
Appeal Date: 3/6/2012 with Stevens  
Board Decision: 3/28/12 – The board reviewed the information provided by the representative. Stevens made a motion to change the grade of the dwelling from A- to B+. The motion was seconded by Duarte and passed unanimously.  
R2011 Acct# 304286 Orig. Assmt: \$873,180 Adj. Assmt: \$818,510  
Mailed date: 4/2/2012

Property Owner: Rolf & Elizabeth Glasfeld, 146 Cedar Rd., Mystic  
Property Location: 146 Cedar Rd., Pin 261813045527  
Appeal Date: 3/8/2012 with Monteiro  
Board Decision: 3/28/12 – The board reviewed the information provided by the owner and also reviewed the values of surrounding properties. Monteiro made a motion for no change as the property is valued in keeping with the neighboring properties. The motion was seconded by Stevens and all members voted in agreement.  
R2011 Acct# 304283 Orig. Assmt: \$758,800  
Mailed date: 4/2/2012

Property Owner: Stephen & Donna Morrisette, 166 Cedar Rd, Mystic  
Property Locations: Parcel 1 - 166 Cedar Rd, Pin 261813044457  
Parcel 2 - 160 Cedar Rd, Pin 261813043509  
Appeal Date: 3/8/2012 with Monteiro  
Board Decision: 3/28/12 –  
Parcel 1 - 166 Cedar Road – The board reviewed the evidence and testimony provided by the owner. The board also noted that a -25% influence factor has already been applied to the land. Monteiro made a motion for no change and was seconded by Duarte. The motion passed unanimously.  
Parcel 2 - 160 Cedar Road – The board noted that the property is listed for sale at \$218,000. Monteiro made a motion for no change as it appears to be appropriately valued based upon the land tables and in relation to other properties in the area. Monteiro's motion was seconded by Duarte. The motion passed unanimously.  
R2011-166 Cedar Road Acct# 307690 Orig. Assmt: \$693,420  
R2011-160 Cedar Road Acct# 307689 Orig. Assmt: \$143,500  
Mailed date: 4/2/2012

Property Owner: Michael & Petronella Messick  
Property Location: 232 Cedar Rd, PIN 261813030919  
Appeal Date: 3/8/2012 with Stevens  
Board Decision: 3/28/12 – The board reviewed the values of neighboring properties and noted that the primary value difference is in the land. Stevens made a motion for no change and was seconded by Monteiro. The motion passed unanimously.  
R2011 Acct# 307401 Orig. Assmt: \$730,520  
Mailed date: 4/2/2012

Property Owner: Brian & Mary Gallagher, 416 Fowler Ave, Pelham, NY  
 Property Location: 15 Atlantic Ave, PIN 260710351771  
 Appeal Date: 3/6/2012 with Stevens  
 Board Decision: 3/28/12 – The board reviewed the documentation and testimony provided by the owner. The board determined that the value as developed by the town is appropriate and that the analysis provided by the owner of a simple per sq. ft. land value comparison is not an appropriate analysis to determine the reliability of the values as determined by the town. Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.  
 R2011 Acct# 304049 Orig. Assmt: \$721,350  
 Mailed date: 4/2/2012

Property Owner: David & Jean Evans, P.O. Box 3108, Groton  
 Property Location: 22 Atlantic, PIN 260710352827  
 Appeal Date: 3/17/2012 with Monteiro  
 Board Decision: 3/28/12 – Stevens made a motion for no change after review of evidence and testimony provided by the owner and review of the influence factors given to surrounding properties. The motion was seconded by Duarte and all members voted in agreement.  
 R2011 Acct# 303460 Orig. Assmt: \$390,250  
 Mailed date: 4/2/2012

Morton arrived at 2:40 p.m.

Property Owner: R Scott Smith, 216 Overbrook Rd, Longmeadow, MA  
 Property Locations: Parcel 1 - 35 Atlantic Ave, Pin 260710269031  
 Parcel 2 - 39 Atlantic Ave, Pin 260710268076  
 Appeal Date: 3/10/2012 with Mitchell  
 Board Decision: 3/28/12 – Parcel 1 - 35 Atlantic Avenue – Mitchell made a motion for no change with a request for the town to do a property inspection. The motion was seconded by Stevens and all members voted in agreement. Parcel 2 - 39 Atlantic Avenue – Mitchell made a motion for no change with the recommendation that the town make an inspection of the property and was seconded by Duarte. The motion passed unanimously.  
 R2011-35 Atlantic Ave Acct# 310449 Orig. Assmt: \$1,626,940  
 R2011 -39 Atlantic Ave Acct# 310448 Orig. Assmt: \$860,160  
 Mailed date: 4/2/2012

Property Owner: John & Eunice Sutphen  
 Property Location: 120 Cedar Road, PIN 261813045992  
 Appeal Date: 3/14/2012 with Morton  
 Board Decision: 3/28/12 - The board reviewed the photographs and information provided by the owner. Morton made a motion for no change and was seconded by Duarte. The motion passed unanimously.  
 R2011 Acct# 310900 Orig. Assmt: \$959,910  
 Mailed date: 4/2/2012

Property Owner: Frances & Amy Kirschner  
Property Location: 10 Morgan Point, PIN 260712876478  
Appeal Date: 3/10/2012 with Morton  
Board Decision 3/28/12 – The board reviewed the information provided by the owner. Morton made a motion for no change and noted adjustments had already been made by the revaluation company. The motion was seconded by Stevens and passed unanimously.  
R2011 Acct# 306021 Orig. Assmt: \$955,710  
Mailed date: 4/2/2012

Property Owner: Sally & Ronald Ryan, 208 Ponus Ridge, New Canaan, CT  
Property Location: 63 Atlantic Avenue  
Appeal Date: 3/14/2012 with Duarte  
Board Decision: 3/28/12 – Board members noted the purchase of the property was from an estate. Duarte made a motion for no change and was seconded by Monteiro. The motion passed unanimously.  
R2011 Acct#309647 Orig. Assmt: \$835,590  
Mailed date: 4/2/2012

Property Owner: Theodore & Delores Fedus, Trustees, 65 Atlantic Avenue  
Property Location: 65 Atlantic Avenue, PIN 260709264413  
Appeal Date: 3/14/2012 with Duarte  
Board Decision: 3/28/12 – The owner brought in a street card that was printed in September 2011 and was confused as to why the assessment had changed. The board noted that the card the owner provided was printed prior to the printing of the new 2011 values, and therefore reflected the 2006 values. The board felt that the property was properly valued in comparison to nearby properties. Duarte makes a recommendation for no change and was seconded by Morton. The motion passed unanimously.  
R2011 Acct#303591 Orig. Assmt: \$874,790  
Mailed date: 4/2/2012

Property Owner: Yolanda Carroll, P.O. Box 3424, GLP  
Property Location: 88 Atlantic Avenue, PIN 260709260689  
Appeal Date: 3/17/2012 with Duarte  
Board Decision: 3/28/12 – The board noted that the value appears to be fair and appropriate as compared to other similar properties. The board also noted the adjustments which had already been made by the revaluation company. Duarte made a motion for no change and was seconded by Stevens. The motion passed unanimously.  
R2011 Acct# 301830 Orig. Assmt: \$1,026,060  
Mailed date: 4/2/2012

Property Owner: Patricia Buck; 934 South Spanish Main, Long Boat Key, FL,  
Rep. Joe D'Eugenio

Property Location: Parcel 1 - 100 Atlantic Avenue, PIN 260709167684  
Parcel 2 - 0 Atlantic Avenue, PIN 260709166851

Appeal Date: 3/14/2012 with Stevens

Board Decision: 3/28/12 - Parcel 1 - 100 Atlantic Avenue - Mr. D'Eugenio noted that he did not want to contest the value as it will be part of a class action lawsuit. Stevens made a motion for no change and was seconded by Mitchell. The motion passed unanimously. Parcel 2 - 0 Atlantic Avenue – The board noted the size and configuration of the lot and the fact that it is subject to erosion and silting. Stevens made a motion to change the negative influence factor that was applied to the land from -95% to -99%. The motion was seconded by Monteiro and passed unanimously.

R2011 Acct# 301505 Orig. Assmt: \$857,290

R2011 Acct# 301504 Orig. Assmt: \$39,620 Adj. Assmt: \$7,910

Mailed date: 4/2/2012

Property Owner: Donald DiFrancesca, Trustee  
Rep: Atty. Donald DiFrancesca

Property Location: 16 Boardwalk, PIN 260714341872

Appeal Date: 3/14/2012 with Mitchell

Board Decision: 3/28/12 – The board discussed the information and appraisal provided by the representative. Mitchell made a motion to change the grade from A to A- and was seconded by Morton; however Stevens, Monteiro and Duarte voted against the motion. Stevens made a new motion for no change, and was seconded by Duarte. All members voted in agreement with the exception of Mitchell. The motion passed with a 4 to 1 vote for no change.

R2011 Acct#302997 Orig. Assmt: \$1,404,760

Mailed date: 4/2/12

Property Owner: Thomas Miano, 351 Ridge Road, Wethersfield, CT

Property Location: 38 Boardwalk, PIN 260710258264

Appeal Date: 3/14/2012 with Mitchell

Board Decision: 3/28/12 – The owner represented that there is no vehicle access to the property and no on-site or nearby parking. Mitchell made a motion to change the influence factor from -10 to -15 to account for issues regarding accessibility. The motion was seconded by Stevens and passed unanimously.

R2011 Acct#307427 Orig. Assmt: \$814,450 Adj. Assmt: \$778,610

Mailed date: 4/2/12

Recess 4:25 to 4:35.

Property Owner: Robert & Valerie Gange, 21 Bayberry Circle, Windsor, CT  
 Property Location: 6 Boardwalk, PIN 260714342644  
 Appeal Date: 3/10/2012 with Stevens  
 Board Decision: 3/28/12 – The board reviewed the information and testimony provided by the homeowner. The board noted that there was a misunderstanding that the value given to him in 2010 represents a 2006 value for his new construction pro-rate. The board determined that the current value established by the assessor appears to be appropriate. A motion was made for no change by Stevens and was seconded by Duarte. The motion passed unanimously.  
 R2011 Acct# 304073 Orig. Assmt: \$1,233,190  
 Mailed date: 4/2/2012

Property Owner: Suzanne & Jeffrey Walker, 15 Central Park West, Apt 14D, NYC  
 Rep. John Casey  
 Property Location: 26 Boardwalk, PIN 260710350014  
 Appeal Date: 3/17/2012 with Monteiro  
 Board Decision: 3/28/12 – The board noted the unique nature of the property with no vehicle access and no on-site parking. Monteiro made a motion to change the negative influence factor to -15%. The motion was seconded by Duarte and passed unanimously.  
 R2011 Acct# 311624 Orig. Assmt: \$1,053,360 Adj. Assmt: \$1,018,360  
 Mailed date: 4/2/2012

Property Owner: Judith Keefe  
 Rep. Jerry Keefe  
 Property Location: 36 Boardwalk, PIN 260710259223  
 Appeal Date: 3/17/2012 with Stevens  
 Board Decision: 3/28/12 – The board reviewed the photographs that were submitted by the appellant. Stevens made a motion to adjust the grade to a C and CDU to fair. The motion was seconded by Monteiro and passed unanimously.  
 R2011 Acct# 305833 Orig. Assmt: \$884,660 Adj. Assmt: \$820,890  
 Mailed date: 4/2/12

Property Owner: Williams Millsom  
 Property Location: 54 Boardwalk, PIN 260710256428  
 Appeal Date: 3/14/2012 with Duarte  
 Board Decision: 3/28/12 – The board noted that most properties along the Boardwalk are receiving a -10% negative influence factor. For other properties along the Boardwalk the board has given an additional -5% influence factor for landlocked sites with accessibility issues. This property is receiving a -25% influence factor, which is higher than other landlocked properties on the Boardwalk. Duarte made a motion for no change and was seconded by Morton. The motion passed unanimously.  
 R2011 Acct# 307495 Orig. Assmt: \$747,740  
 Mailed date: 4/2/12

Property Owner: Mel Romani  
 Property Location: 56 Boardwalk, PIN 260710255582  
 Appeal Date: 3/8/2012 with Mitchell  
 Board Decision: 3/28/12 – Mitchell made a motion for no change based upon the fact that there is already a -25% influence factor on the land and that the land appears to be appropriately valued. The motion was seconded by Morton and passed unanimously.  
 R2011 Acct# 309494 Orig. Assmt: \$1,038,450  
 Mailed date: 4/2/2012

Property Owner: Helen and Magruder Passano, 1122 Kenilworth Dr., Baltimore, MD  
 Rep. Law Offices of DiFrancesca & Steele, P.C.  
 Property Locations: 66 Boardwalk, PIN 260709254608  
 Appeal Date: 3/8/2012 with Monteiro  
 Board Decision: 3/28/12 - Monteiro made a motion for no change, based on the fact that a -25% influence factor has already been applied to the land and that it is valued similarly to nearby properties. The motion was seconded by Duarte and passed unanimously.  
 R2011 Acct# 308506 Orig. Assmt: \$707,070  
 Mailed date: 4/2/2012

Property Owner: James Hudkins, 2 Jefferson Crossing, Farmington, CT  
 Property Location: 100 Boardwalk, PIN 260709168059  
 Appeal Date: 3/8/2012 with Stevens  
 Board Decision: 3/28/12 – The board reviewed the evidence and testimony submitted. The owner noted that there had not been an entry since the year 2000 and the board noted that there were no indication of any changes to the property since that date. However no evidence was submitted by the appellant to support their representation of condition and quality of the home. Stevens made a motion for no change and was seconded by Monteiro. The motion passed unanimously.  
 R2011 Acct# 305300 Orig. Assmt: \$858,760  
 Mailed date: 4/2/2012

Property Owner: Richard Beaudoin, 310 West 79<sup>th</sup> St, NYC  
 Property Location: 110 Boardwalk, PIN 260709166156  
 Appeal Date: 3/10/2012 with Monteiro  
 Board Decision: 3/28/12 – The board reviewed the testimony and pictures provided by the owner. Monteiro made a motion to change the grade of the dwelling to C and was seconded by Stevens. The motion passed unanimously.  
 R2011 Acct# 300882 Orig. Assmt: \$807,170 Adj. Assmt: 795,200  
 Mailed date: 4/2/2012



Property Owner: Lurline Gardner, c/o Lisa Gardner et al, 23 Juniper Trail,  
Narragansett, RI  
Property Location: 4 Venetian Street, PIN 260709254761  
Appeal Date: 3/14/2012 with Stevens  
Board Decision: 3/28/12 – Stevens made a motion to change the dwelling grade of the dwelling to C, no further reduction was warranted in the absence of any further substantial evidence. The motion was seconded by Monteiro and passed unanimously.  
R2011 Acct#304097 Orig. Assmt: \$471,030 Adj. Assmt: \$460,460  
Mailed date: 4/2/12

Property Owner: B. Geoffrey Burnham, 19 Greentree Drive, Waterford, CT  
Property Location: 20 Tautog Street, PIN 260714344288  
Appeal Date: 3/14/2012 with Morton  
Board Decision: 3/28/12 – The board reviewed the information provided by the owner and the values of nearby properties. Morton made a motion for no change, and was seconded by Stevens. The motion passed unanimously.  
R2011 Acct# 301594 Orig. Assmt: \$352,520  
Mailed date: 4/2/12

Property Owner: John & Patricia Hines  
Property Location: 22 Tautog St, PIN 260714344373  
Appeal Date: 3/6/2012 with Stevens  
Board Decision: 3/28/12 – The board reviewed the evidence and testimony of the owner. The board noted that the value of the subject property is similar to other homes on the same street. Stevens made a motion for no change and that the towns current values conforms with the appellants estimate of value within the range of \$600,000 to \$700,000. The motion was seconded by Monteiro and passed unanimously.  
R2011 Acct# 305104 Orig. Assmt: \$463,960  
Mailed date: 4/2/2012

Property Owner: William Low & Elizabeth Stone Trustees, 26 Circle Road,  
Longmeadow MA  
Property Location: 0 Tautog Street, PIN 260714343033  
Appeal Date: 3/14/2012 with Duarte  
Board Decision: 3/28/12 – Stevens made a motion for no change as the appellant did not provide any information to show that the lot was deemed an unbuildable lot by the Groton Long Point Association. The motion was seconded by Duarte and passed unanimously.  
R2011 Acct#306688 Orig. Assmt: \$71,190  
Mailed date: 4/2/12

Property Owner: Robert & Iana Maloney  
 Property Location: 11 East Shore Avenue, PIN 260707570973  
 Appeal Date: 3/14/2012 with Morton  
 Board Decision: 3/28/12 – The board noted that a -35% negative influence factor and a -10 negative factor for the neighborhood location applied to the land. Morton made a motion for no change. The motion was seconded by Monteiro and passed unanimously.  
 R2011 Acct# 306911 Orig. Assmt: \$981,890  
 Mailed date: 4/2/12

Property Owner: Suzanne & Jeffrey Walker, 15 Central Park West, Apt 14D, NYC  
 Rep. John Casey  
 Property Location: 380 West Shore Avenue, PIN 260709162125  
 Appeal Date: 3/17/2012 with Monteiro  
 Board Decision: 3/28/12 – Monteiro made a motion for no change based on the value of surrounding properties that the current value appears appropriate. The motion was seconded by Morton and passed unanimously.  
 R2011 Acct#311622 Orig. Assmt: \$2,100,210  
 Mailed date: 4/2/12

Property Owner: Elsie Johnson  
 Property Location: 370 West Shore Ave, PIN 260709162397  
 Appeal Date: 3/8/2012 with Mitchell  
 Board Decision: 3/28/12 – The board reviewed the information provided. Mitchell made a motion for no change and was seconded by Monteiro. The motion passed unanimously.  
 R2011 Acct# 305625 Orig. Assmt: \$1,740,550  
 Mailed date: 4/2/12

Property Owner: John & Darcie Watson  
 Property Location: 350 West Shore Avenue, GLP  
 Appeal Date: 3/12/2012 – with Mitchell, Stevens, Monteiro, Duarte and Morton  
 Board Decision: 3/28/12 – The board reviewed the evidence and testimony presented. The board however felt that the appellant did not make a compelling case to present that the property had been inappropriately valued. Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.  
 R2011 Acct#311764 Orig. Assmt: \$1,251,670  
 Mailed date: 4/2/12

Property Owner: Helen and Magruder Passano, 1122 Kenilworth Dr., Baltimore, MD  
 Rep. Law Offices of DiFrancesca & Steele, P.C.  
 Property Locations: 336 West Shore Ave, Pin 260709261161  
 Appeal Date: 3/8/2012 with Monteiro  
 Board Decision: 3/28/12 - A motion was made by Monteiro for no change after review of values of abutting properties and the appraisal provided by the owner. The motion was seconded by Duarte and passed unanimously.  
 R2011 Acct# 308505 Orig. Assmt: \$592,340  
 Mailed date: 4/2/2012

Property Owner: Leslie Acquaviva  
Rep. Beth Steele, Atty.  
Property Location: 328 West Shore Ave, PIN 260709263021  
Appeal Date: 3/6/2012 with Stevens  
Board Decision: 3/28/12 – The board reviewed the evidence and testimony of the agent and noted that a -20% influence factor had already been applied to the land. Stevens made a motion for no change and that no further changes or adjustments are appropriate. The motion was seconded by Duarte and passed unanimously.  
R2011 Acct# 300145 Orig. Assmt: \$773,950  
Mailed date: 4/2/12

Property Owner: Helen and Magruder Passano, 1122 Kenilworth Dr., Baltimore, MD  
Rep. Law Offices of DiFrancesca & Steele, P.C.  
Property Locations: 318 West Shore Ave, PIN 260709254879  
Appeal Date: 3/8/2012 with Monteiro  
Board Decision: 3/28/12 – The board reviewed the values of similar properties and also noted that a -20% influence factor has already been applied to the land. Monteiro made a motion for no change and was seconded by Morton. The motion passed unanimously.  
R2011-318 West Shore Ave Acct# 308507 Orig. Assmt: \$569,100  
Mailed date: 4/2/12

Property Owner: Nancy Butterfield Dornenburg, 225 Old Farms Rd, Simsbury CT  
Property Location: 301 West Shore Ave, PIN 260710256548  
Appeal Date: 3/10/2012 with Mitchell  
Board Decision: The board noted that there is already a -25% influence factor applied to the land. Mitchell made a motion for no change and was seconded by Duarte. The motion passed unanimously.  
R2011 Acct# 303098 Orig. Assmt: \$586,530  
Mailed date: 4/2/2012

The minutes for deliberations held on March 20, March 21, March 22, March 24, March 26, March 28, March 30 and April 3, 2012 were reviewed and any necessary amendments and adjustments were made. Stevens made a motion on April 3, 2012 to approve the minutes and was seconded by Duarte. The motion passed unanimously.

A motion to adjourn was made by Stevens at 5:00 p.m. and was seconded by Mitchell. All members voted in agreement.

Respectfully submitted,

Fauna Eller  
Asst. Assessor  
Clerk to board